



City of Grand Island

Tuesday, September 14, 2004

Council Session

Item H1

**Request of Elvin & Carline Denman, 6125 S. U.S. Hwy. 281 for
Consideration of Damaged Billboard**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: September 14, 2004

Subject: Request of Elvin & Carline Denman, 6125 U.S Hwy #281 for Consideration of Damaged Billboard.

Item #'s: H-1

Presenter(s): Craig Lewis

Background

This is a request for City Council consideration to allow for the repair and replacement of a Billboard sign along the east side of south US Highway #281. The sign has been damaged by recent winds to the extent that the City Code would not allow for the repairs and requires that the sign be removed. The sign is a legal non conforming sign as it was constructed several years ago and was only recently brought into the City's jurisdiction through annexation. The location of six other billboard signs within an 800 foot radius established by code would not allow for this structure to be rebuilt in conformance with City Code regulations.

Discussion

In November of 2003 the City Council adopted revisions to the City Code which stated that legal nonconforming signs damaged for any reason to the extent that repairs are equal to or exceed 50% of the cost of the replacement of the sign it may not be repaired or replaced unless it will comply with all of the requirements of the City Code. On August 5, 2004 the Building Department sent a letter to Lamar Outdoor Advertising informing them of the damage to the sign and requesting it be removed by September 10, 2004. The damage to the sign has severed four of the seven support post and over one half of the face is currently on the ground creating a cost to repair in excess of 50%. The owners of the property have requested the City Council consider allowing the damaged sign to be repaired and remain at the current location as removal would significantly reduce income and hinder the traveling public.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the request and amend the City Code to allow nonconforming Billboards to be rebuilt.
2. Disapprove or /Deny the request.
3. Modify the request to meet the wishes of the Council
4. Table the issue

Recommendation

City Administration recommends that the Council deny the request and require the property and billboard to conform with established City Code requirements.

Sample Motion

A motion to deny the request to amend the City Code in regard to nonconforming Billboard signs.

